

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Mr. Arnold Jablon
Baltimore County Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

This letter is in reference to the Goedeke (Parking of trailer) at 2623 Wendover Road, Parkville, Maryland, hearing scheduled to be held on January 29, 1985 at 9:30 AM. I reside at 2621 Wendover Road next door to Mr. Goedeke. I have no objection to the parking of the trailer in Mr. Goedeke's front yard. However if this petition is approved by the Zoning Board, I request that the approval be made contingent on that the trailer will not damage my driveway as it has in the past. Please see enclosed letter. It is almost impossible to maneuver the trailer in and out without intruding on my property.

Very truly yours,
Richard Strubin
Richard Strubin
661-4324

Enclosures: 1. Letter from Goedeke
2. Three pictures of driveways

Mr. Richard Strubin
2621 Wendover Road
Baltimore, MD 21234

November 26, 1984

Dear Richard:

In regards to your letter of November 24, 1984 and to your letter of October 20, 1984. We acknowledged your first letter and personally came to you and offered to repair the small damage done by our travel trailer. Since you didn't seem to want any repair at that time we considered the matter closed. We also have taken every possible precaution when entering and leaving our driveway not to harm or even move on your side of the drive. Your last letter is very unfounded since we did not scrape your drive or any drive for that matter. We did not even enter your boundaries. The trailer move out very easily without it being necessary for even the tires to enter your property. Since you were not home at the time we fail to see how you can say we were still scraping your drive.

Grace Goedeke
Grace and Ken Goedeke
2623 Wendover Road
Baltimore, MD 21234

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-192-A,
85-202-A,
85-204-A,
85-205-A &
85-209-A

Date: January 17, 1985

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director

NEG:JGH:bjs

RE: PETITION FOR VARIANCE
S/S of Wendover Road, 293.35'
NW of Old Harford Road
(2623 Wendover Road)
9th Election District
Kenneth J. Goedeke, et ux-Petitioners
No. 85-202-A (Item No. 150)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The petitioners herein request a variance to park a recreational vehicle in the front yard section of the driveway within 6 inches of the side property line in lieu of the required 2 1/2 feet from the side and 8 feet back from the front foundation line of the dwelling.

Testimony by the petitioners indicated that they wish to park their existing trailer (25' long X 8 1/2' wide X 10' high) adjacent to their residence. An attempt to park in the rear yard caused minor damage to the neighbor's property since the petitioners' chimney forced encroachment. The closest available parking is 45 minutes in travelling time and is located in a field open to vandalism.

Testimony by the adjacent neighbor, Mr. Richard Strubin, indicated that he was concerned about past and possible future damage to his property; however, he had no objection to the trailer being parked in the location shown in the photographs (Petitioners' Exhibit 1 and Protestants' Exhibit 1) and on the plan submitted.

Without reviewing all the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and would be in strict harmony with the spirit and intent of the zoning regulations, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of February, 1985, that the herein Petition for Variance

to permit the parking of a recreational vehicle in the front yard section of the driveway within 6 inches of the side property line in lieu of the required 2 1/2 feet from the side and 8 feet back from the front foundation line of the dwelling, in accordance with the site plan submitted, is GRANTED, from and after the date of this Order, subject to the following:

1. The trailer must be parked a minimum of 10 feet from the front property line.
2. At such time as the existing trailer shown in both Petitioners' Exhibit 1 and Protestants' Exhibit 1 is replaced on the subject site is transferred to any other owner, any recreational vehicle shall be located in conformity with the Baltimore County Zoning Regulations in effect at that time.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

February 12, 1985

Mr. and Mrs. Kenneth J. Goedeke
2623 Wendover Road
Baltimore, Maryland 21234

RE: Petition for Variance
S/S of Wendover Road, 293.35'
NW of Old Harford Road
(2623 Wendover Road)
9th Election District
Kenneth J. Goedeke, et ux-Petitioners
No. 85-202-A, (Item No. 150)

Dear Mr. and Mrs. Goedeke:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ:ech

Enclosure

cc: Mr. Richard Strubin
2621 Wendover Road
Baltimore, Maryland 21234

Thomas Bernier, Esquire
11 East Lexington Street
Baltimore, Maryland 21202

People's Counsel

PETITION FOR VARIANCE 9th Election District

LOCATION: South side of Wendover Road, 293.35 feet Northwest of Old Harford Road (2623 Wendover Road)

DATE AND TIME: Tuesday, January 29, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a recreational vehicle to be parked in the front yard section of the driveway within 6 inches of the side property line in lieu of the required 2 1/2 feet from the side and 8 feet back from the front foundation of the dwelling.

Being the property of Kenneth J. Goedeke, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE February 12, 1985

BY [Signature]

ZONING DESCRIPTION

Beginning on the south side of Wendover Road at the distance of 293.35' northwest of Old Harford Road, Being Lots 84 & 85, Block 2, in the subdivision of Harford Park, Book No. 5, Folio 62. Also known as 2623 Wendover Road in the 9th Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, Maryland

District: 9th Date of Posting: 1/14/85
Posted for: Variance to allow recreational vehicle to be parked in the front yard section of the driveway
Petitioner: Kenneth J. Goedeke, et ux
Location of property: 2623 Wendover Rd., 293.35' NW of Old Harford Rd., 2623 Wendover Rd., 21234
Location of Sign: Front of property, 2623 Wendover Rd., 21234
Remarks: See property map
Posted by: M. J. Goedeke Date of return: 1/18/85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 10, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 10, 1985.

THE JEFFERSONIAN,

B. Ventral
Publisher

85-202-A

Cost of Advertising 20.00

The Times

Middle River, Md., Jan 10 1985

This is to certify That the annexed

By L. B. K. V. V.

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 10th day of

Jan, 1985

Carol H. H. H. Publish

Petition for Variance

9th Election District

LOCATION: South side of Wendover Road, 293.35' NW of Old Harford Road (2623 Wendover Road)

DATE & TIME: Tuesday, January 29, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, do hereby certify that the following is a true and correct copy of the petition for variance as filed with the Zoning Commission of Baltimore County.

Petition for Variance to allow a recreational vehicle to be parked in the front yard section of the driveway within 8' inches of the side property line in line of the required 24' feet from the front foundation of the dwelling.

Being the property of Kenneth J. Goedeke, et ux, as shown on plot plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission of Baltimore County will hold a public hearing.

Petition for Variance to allow a recreational vehicle to be parked in the front yard section of the driveway within 8' inches of the side property line in line of the required 24' feet from the side and 8' feet back from the front foundation of the dwelling.

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Being the property of Kenneth J. Goedeke, et ux, as shown on plot plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission of Baltimore County will hold a public hearing.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 21, 1985

Mr. and Mrs. Kenneth J. Goedeke
2623 Wendover Road
Baltimore, Maryland 21234

RE: Petition for Variance
S/S of Wendover Rd., 293.35' NW of
Old Harford Rd. (2623 Wendover Road)
Kenneth J. Goedeke, et ux - Petitioners
Case No. 85-202-A

Dear Mr. Goedeke:

This is to advise you that \$44.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and Room 113, County Office Building.

BALTIMORE COUNTY, MARYLAND No. 004936

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1-21-85 ACCOUNT: 01-115-000

AMOUNT: \$ 44.85

RECEIVED FROM: Kenneth J. Goedeke

FOR: Front yard variance

Case # 85-202-A

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Mr. and Mrs. Kenneth J. Goedeke
2623 Wendover Road
Baltimore, Maryland 21234

NOTICE OF HEARING

RE: Petition for Variance
S/S of Wendover Rd., 293.35' NW
of Old Harford Rd. (2623 Wendover Rd.)
Kenneth J. Goedeke, et ux - Petitioners
Case No. 85-202-A

TIME: 9:30 a.m.

DATE: Tuesday, January 29, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135870

DATE: 1/27/85 ACCOUNT: R-01-01-000

AMOUNT: \$ 35.00

RECEIVED FROM: Kenneth J. Goedeke

FOR: Front yard variance

Case # 85-202-A

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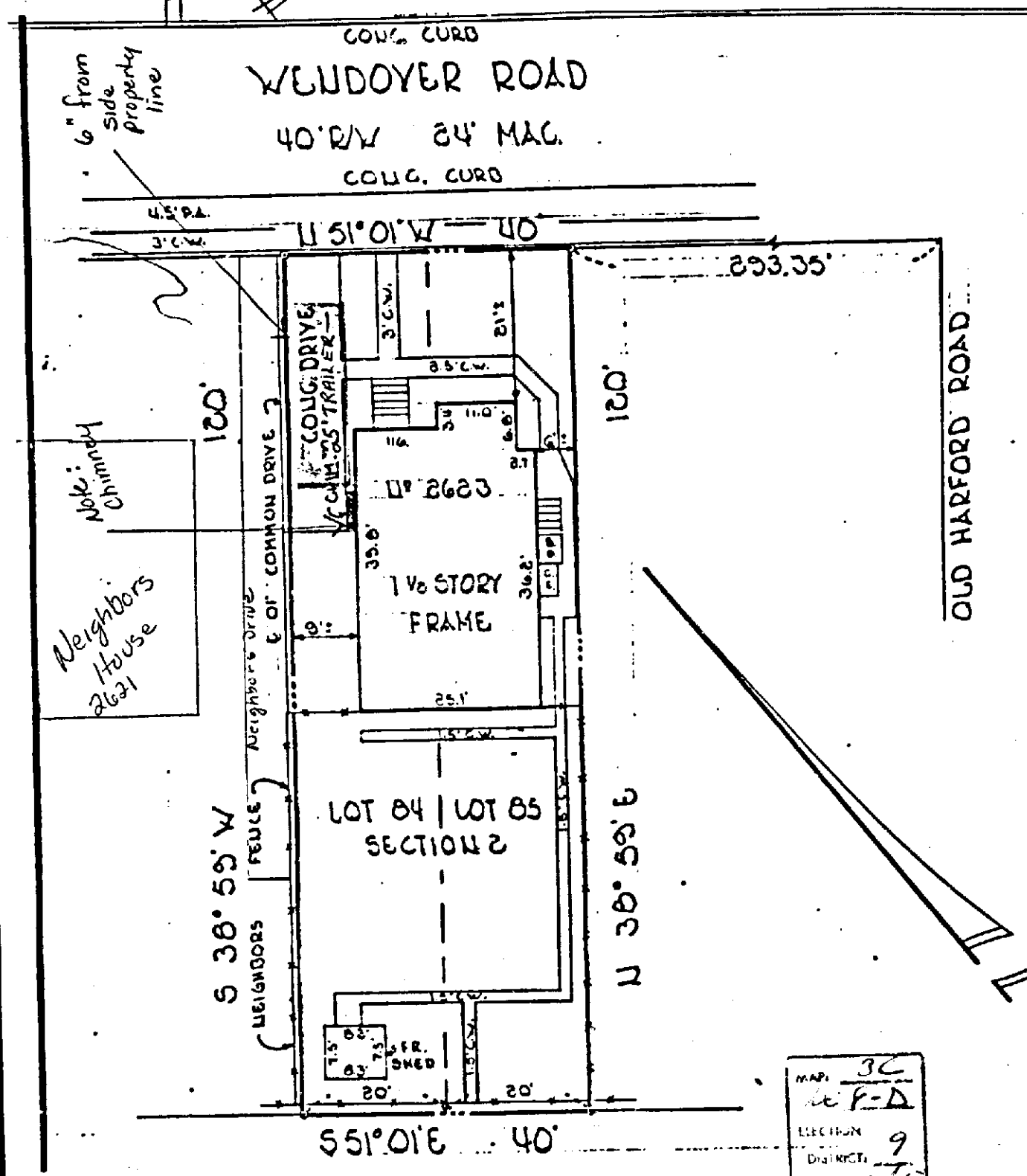
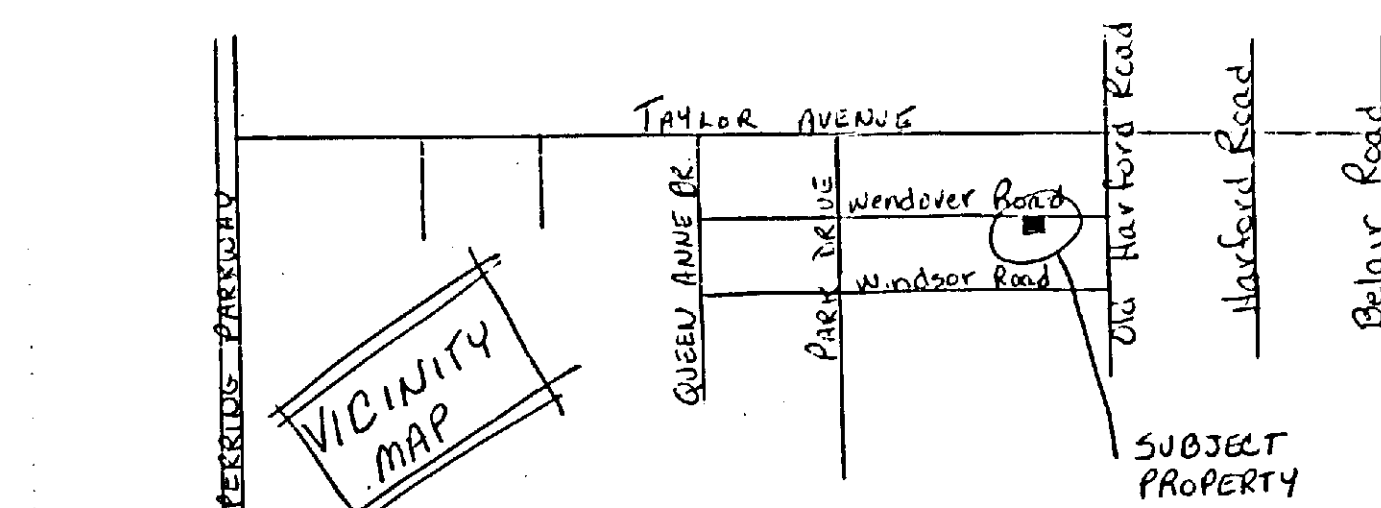
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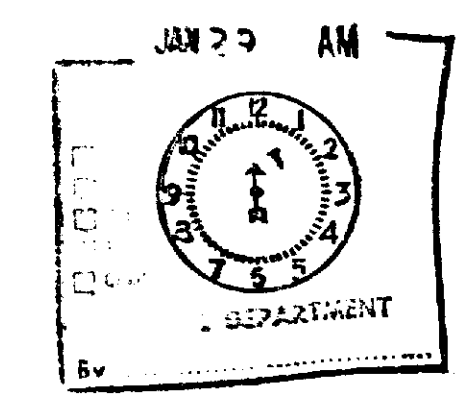
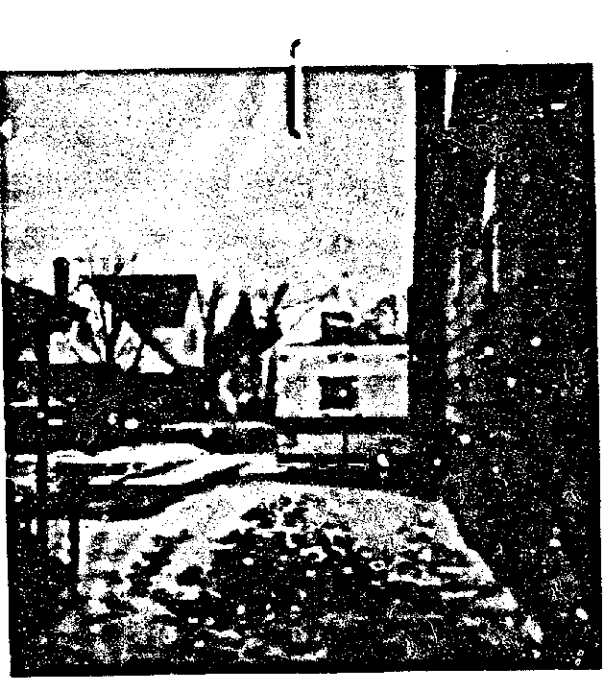
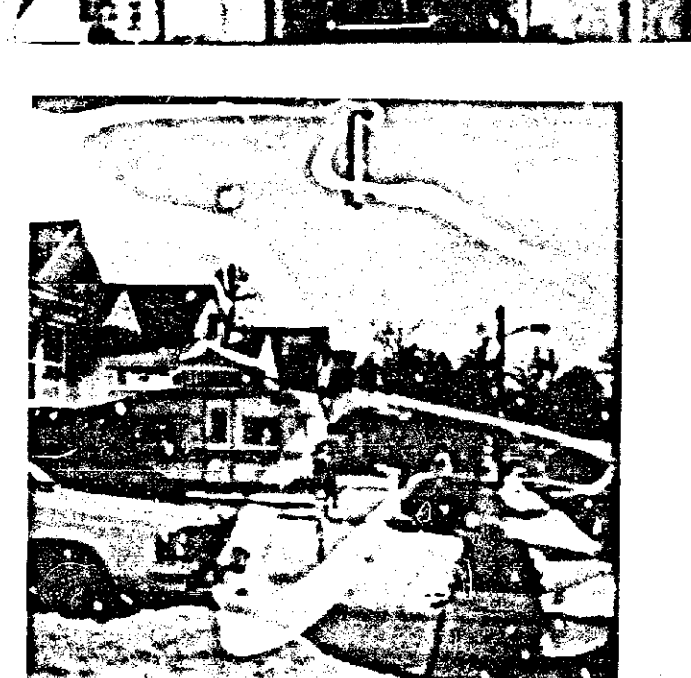
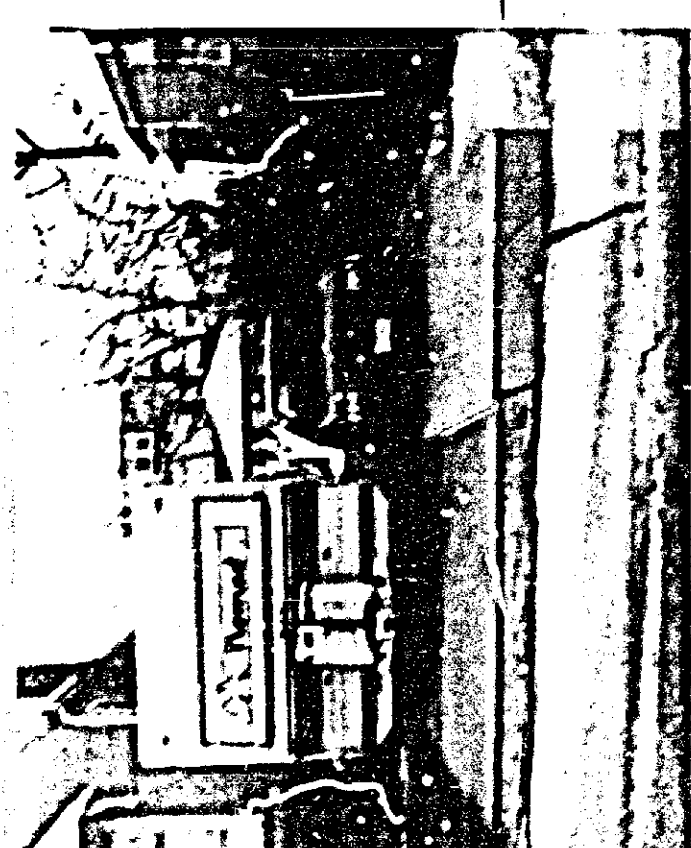
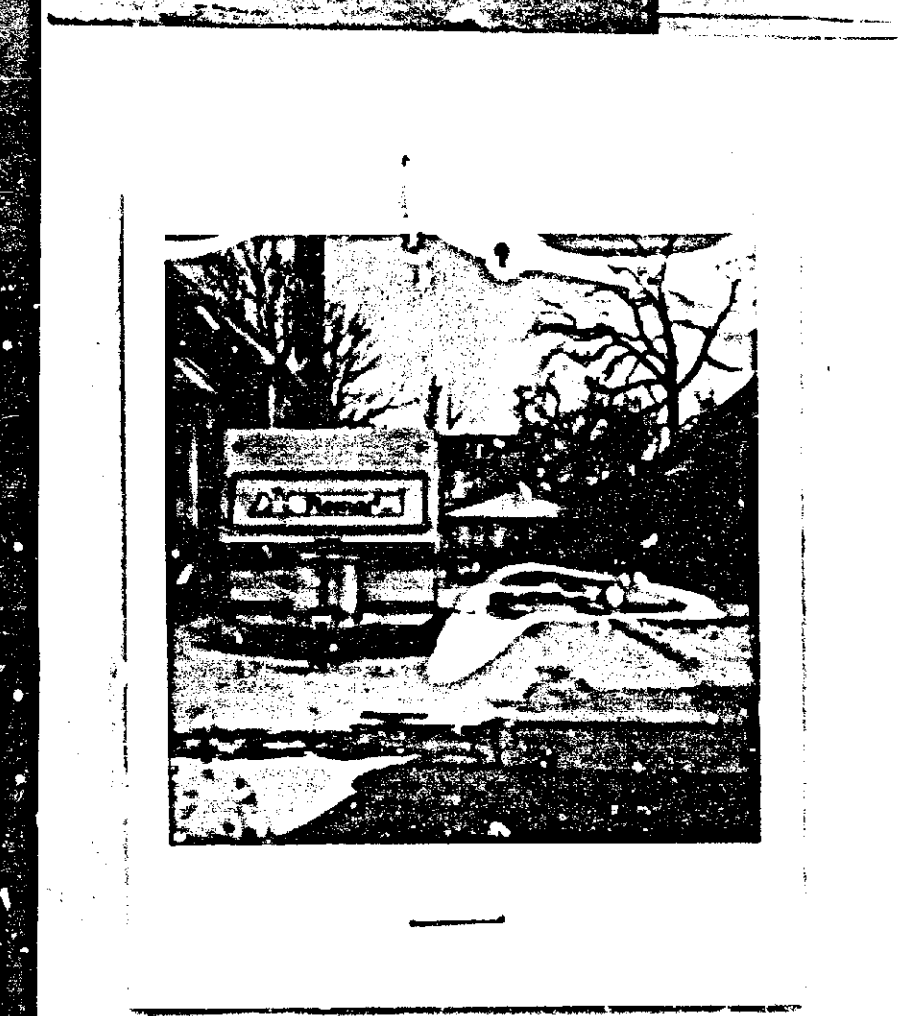
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PLAT FOR ZONING VARIANCE
OWNER - KENNETH J. GOEDEKE
DISTRICT 9, ZONED D.R. 5-S
SUBDIVISION - HARFORD PARK
LOT 84 & 85, BLOCK 2, BOOK NO. 5, FOLIO 62
EXISTING UTILITIES IN WENDOVER ROAD
SCALE: 1"=20'



January 29, 1985

Ms. J. M. Jung
Deputy Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Jung:

As per your request during our zoning hearing for a variance to allow a recreational vehicle to be parked in the front yard section of our driveway, I am sending you the measurement. We have measured 10'8" from the fullest part of the body of our travel trailer to the end of our front property line (or public sidewalk). Please add this information to our files.

Sincerely yours,

Kenneth J. Goedeke
Margaret J. Goedeke
Kenneth J. Goedeke
Margaret J. Goedeke

cc: Mr. Richard Strubin
2621 Wendover Road
Baltimore, MD 21234

85-202-A